

City of Renton

Shoreline Master Program Update

Existing Piers and Docks FAQ

What is the proposed policy on piers and docks?

State shoreline rules ask for limitations on structures that provide over water coverage, such as piers and docks. Overwater coverage impacts the ecology of the lake and has a negative effect on protected salmon species. As a result, Renton's SMP proposes to limit the size and number of new piers and docks for new development. Most existing docks will not meet the new standards. There are also rules that govern the repair, maintenance, and replacement of existing docks.

What are the proposed standards for docks and piers?

- Maximum size of a pier is 80 ft. long and 4 ft. wide for single-family docks. Joint-use docks may be 6 ft. wide.
- Maximum size of ells is 26 ft. long and 4 ft. wide for single-family docks. Joint-use docks may be 6 ft. wide.
- Minimum 2 ft. wide strip of grating down the center of piers and ells.
- Use of state approved materials.
- Maximum size of additional fingers is 26 ft. long and 2 ft. wide.
- More information can be found in the proposed Shoreline Master Program section 4-3-090E.7, available at www.shoreline.rentonwa.gov.

Can I have a boat lift? What about mooring piles?

The proposed SMP makes it easier to get permits for boat lifts and mooring piles. They are allowed as part of a regular dock permitting request.

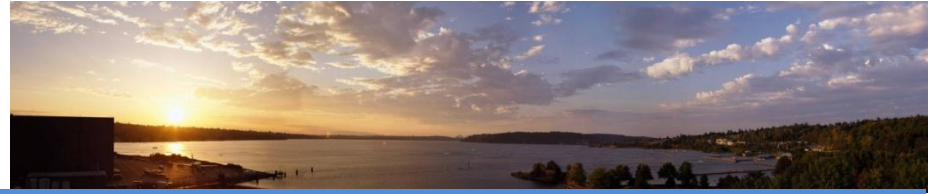
How can I get involved?

The proposed standards in this FAQ are subject to change. You can get more information and find out about opportunities for input in the following ways:

- Come to the Planning Commission
- Visit our website: <http://shoreline.rentonwa.gov>
- Sign up for our mailing list by contacting Erika Conkling at (425) 430-6578 or shoreline@rentonwa.gov

www.shoreline.rentonwa.gov

April 2010



Will I be able to repair and maintain my existing dock?

Yes. Existing docks may be maintained as usual. 100% of the surface materials may be replaced without bringing the dock into compliance with new size requirements. If more than 30% of the surface materials are replaced, you must use materials that allow for light penetration. Light penetrating materials reduce the impacts of over water coverage. However, if you reconfigure the shape of your dock, move your dock, or replace more than 50% of the pilings, you will be required to meet all new regulations.

If I renovate my house, will I have to upgrade my dock?

Max. Building Height: 30 ft.
Max. Impervious Area: 25%
Max. Building Coverage: 25%
Setback from Water:

Lot Depth	Setback
>180 ft.	60 ft.
130-180 ft.	45 ft.
100-130 ft.	35 ft.
< 100 ft.	25 ft.

If your home does not meet the standards to the left, you may be required to upgrade your dock when you upgrade your home. If the home footprint is increased by 500 sq.ft. or by 10%, or impervious surface on the lot is increased by 1,000 sq.ft. or by 10%, you will need to replace solid decking with light penetrating materials. If you increase the footprint or impervious surface by more than 25%, you will have to bring your dock into full compliance.

If I upgrade my dock, will I have to remove or replace my bulkhead?

No. Please see the Shoreline Stabilization FAQ for more information on the circumstances that would require a review of your existing bulkhead.

Who can I talk to about how new regulations might affect my property?

Please contact project manager, Erika Conkling, at (425)430-6578 or shoreline@rentonwa.gov

